



March 30, 2022

(Via PDF & Delivery)

19.111

Erin Zwirko,
Director of Planning & Development
Town of Yarmouth
200 Main Street
Yarmouth, Maine 04096

Railroad Square - Development Master Plan

**CBDC Development Plan –Submittal #4 – Architectural Design and Thoroughfares & Lots Updated Plan
(Map 37 Lots 28 and 29-00A)**

Dear Erin:

On behalf of Railroad Square Associates LLC, we are pleased to provide this fourth in a series of focused submissions for the Railroad Square Masterplan located on Main Street and Railroad Square in Yarmouth Village. The project is being reviewed under Chapter 703, Article 6 –Character Based Development Code (CBDC) Development Plan standards and Chapter 601 –Subdivisions. This submission focuses on the Architectural context and character and provides an update to the Thoroughfare and Lot/Subdivision Plan to respond to Fire Chief and Board comments.

Enclosed for review are 14 copies of the following materials:

- Cover Letter
- Architectural Context –Buildings Type Plan Packet –Barrett-Made dated 03-30-22
- Preliminary Thoroughfare and Lot Plan, 30 Scale, dated 03-30-22

1. Introduction:

This fourth submission follows the third submission of February 23rd and Planning Board meeting of March 23rd which focused on thoroughfare and lot design, open space and landscaping, pedestrian connectivity and utilities. This submittal will primarily focus on Architectural Design in relation to the CBDC Article 6 - Development Plan standards. This submittal also provides a larger scale and more detailed Thoroughfare & Lot/Subdivision plan for review.

A third neighborhood meeting will be held at the High School on April 6th to review the topics discussed herein.

2. CBDC Article 6 Development Plan Standards:

The Chapter 703 Character Based Development Code (CBDC) Article 6 provides the standards for submission and approval of a Development Plan. While the emphasis of the Development Plan is on the thoroughfares, frontages and subdivision lot design, Article 6.D.2.i requires that the plans show or indicate the proposed types of mixed uses including residential and commercial. Indeed the Preface to the CBDC emphasizes that the combination of frontages, *building form*, *building placement*,

thoroughfare, yard type, *building type*, density, civic space and parking standards are elements which together define or create a sense of place. The CBDC CD-4 District policies and standards are intended to promote building and site development which is in character with the Village Center and Main Street through both building, frontage and thoroughfare standards and use of materials consistent with the architecture of the village.

To that end the Development Plan is not intended to express the architectural details of each proposed building but rather to convey a sense of general architectural character, building massing, retail versus residential uses and frontages, etc. The specifics of each lot development will be provided through individual Lot Plans submitted in conformance with the Article 5 and Chapter 702 Site Plan standards (as was completed with the 298 Main project) as the project is phased in. The Development Plan as a project master plan, does however provide a context of the overall development style and character as shown on the attached Barrett-Made graphic perspectives and building type general standards.

3. Architectural Design:

(Refer to attached Architectural and Building Type plans from Barrett-Made.)

The architectural concepts being developed for the various parcels at the Railroad Square property are being considered in accordance with the applicable standards set forth in Yarmouth's Character Based Development Code. The project and design goals for each of these individual buildings are directly informed by their potential use within the proposed overall site plan. Individual Lot Plans and building designs will be submitted at a later date as noted above.

Each of the buildings within the proposed development will work to complement the existing architectural character of Yarmouth's Village as well as the building on the 298 Main Street property. This will be achieved through the proposed use of appropriate materials, attention to architectural detail and quality, as well as the overall massing of individual buildings all with the guidance of the Character Based Development Code and its relevant standards. At this stage, we anticipate the submission and approvals processes of each of the parcels to follow a similar path to the approvals of the 298 Main Street property. This process will start with a period in which the development team will consider informal public input to better inform the design concepts through neighborhood meetings, followed by the receipt of any staff comments with a formal planning board submission to follow at a date to be determined pending approvals of the site plan currently under review at the Planning Board level.

From an overall architectural perspective, the primary goals for the development are in alignment with those set forth in Section A of the Character-Based Development Code which aim *'to preserve, protect and enhance the character of the Village.'* Ultimately, the development team envisions Railroad Square as an extension of the Main Street/Village character; encouraging pedestrian activity/movement, and resulting in an enhanced vibrancy of Yarmouth's Village all while complimenting the existing character and context of the adjacent neighborhoods.

The attached architectural context plans provide an overview of the project with each building type keyed to the corresponding type of building identified in the CBDC Table 5.H.3 for review.

4. Thoroughfare and Lot Plan –Preliminary Subdivision Update:

The second attachment provides a preliminary Thoroughfare and Lot/Subdivision plan which has been developed from the smaller scale Lot, Use and Thoroughfare Plan. This plan is preliminary and will be more fully developed for a subsequent submittal however it responds to several Board, public safety and staff comments to include:

- TF-2: Reducing lane widths from 11 feet to 10 feet and adding a one foot Fog or painted green line to delineate the right side of the travel way with Down East Energy (DEE). This maintains the current street centerline at one foot offset to the west of the Bickford Transportation/DEE common property line. The east side of the common access and utility easement will coincide with the paint line.
- TF-2/Passage C: The curb radii are 20 feet to the north and 10 feet to the south to accommodate fire apparatus entering the one-way Passage C.
- TF-2, 3 & 4 Intersection: A raised table has been added. Curb radii are required to be 20 feet to support fire apparatus.
- TF-3 : Lane widths have been reduced to 10 feet (20 feet overall). Additionally with further analysis the need for a sidewalk directly in front and 5 feet off the face of the 6 Carriage House units on Lots 6 & 7 did not seem applicable as the public would tend to use the left side walk at the Civic green and in keeping with complete street policies, the residents of the Carriage House units would tend to walk directly across TF-3 to walk to Main Street or to other areas of the neighborhood. The two oversized parking spaces in front (30 ft. by 8 ft.) and other driveways would be designated with the use of material variations to keep more of a pedestrian feel.
- TF-4 and Civic Square F: In response to the Fire Chief's comments the one way TF-4 has been revised to 18 feet with 8 foot parallel parking on both sides. The entrance radii has been increased to 20 feet at TF-3 but would include at grade pavers or cobbles to create the visual effect of a 10 foot radius.
- Lot 3: The entrance and exiting lanes to Lot 3 have been reduced to 18 feet wide while the parking *woonerf* lot must maintain a 24 foot aisle to accommodate 90 degree parking.
- Senior Buildings 1-3 (Lots 4 & 5): Per review with the Fire Chief, the driveway has been reduced to 18 feet wide.

The lots, civic and open space parcels are shown in greater detail as a subdivision plan. Again this plan will be further evolved for the next submittal as thoroughfare details, site grading, storm water, lighting and utilities are further defined.



5. Summary:

We trust that the Planning Board will find that the design information supports the requirements of the CBDC Article 6 requirements for submission of a Development Plan. As always, should you require any additional information or have any questions please do not hesitate to contact Matt Teare or me.

We look forward to meeting with the neighbors on April 6th and the Planning Board on April 27th to continue the Development Plan review process.

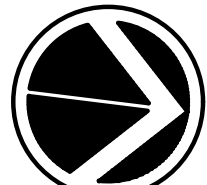
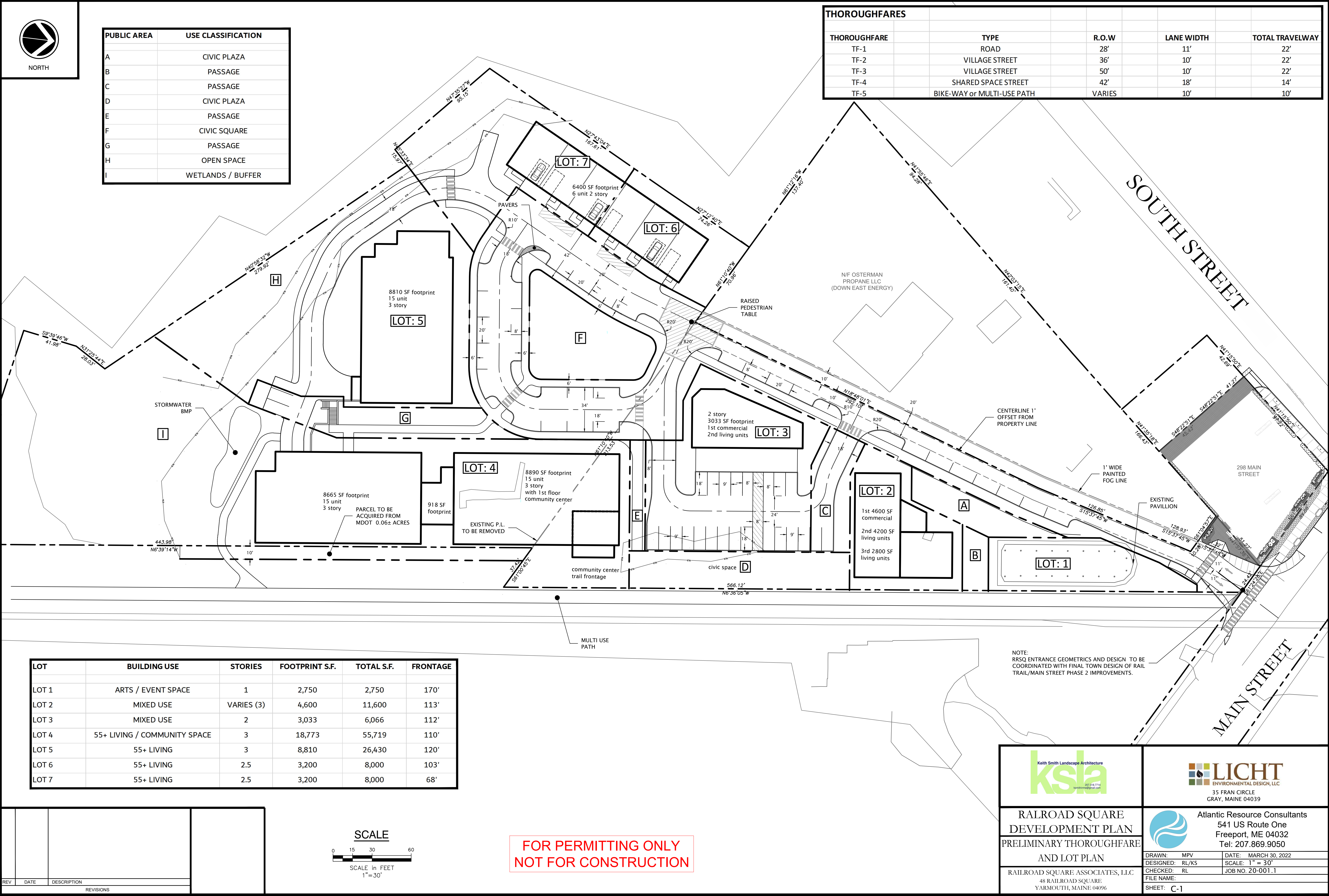
Sincerely

A handwritten signature in black ink, appearing to read 'Rick Licht', written over a light gray circular background.

Frederic (Rick) Licht, PE, LSE
Principal

Encl: As Noted

Cc: Matt Teare, Railroad Square Associates LLC
Tamson Hamrock, Railroad Square Associates LLC
Rob Barrett, Barrett Made
Matthew Alhberg, Barrett Made
Tony Panciocco, Atlantic Resource Consultants
Diane Morabito, Sewall
Paul Ruopp, Paul H. Ruopp Jr. Land Surveying & Mapping
Nate Huckel-Bauer, Drummond & Drummod

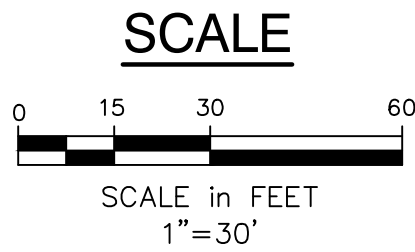


NORTH

PUBLIC AREA	USE CLASSIFICATION
A	CIVIC PLAZA
B	PASSAGE
C	PASSAGE
D	CIVIC PLAZA
E	PASSAGE
F	CIVIC SQUARE
G	PASSAGE
H	OPEN SPACE
I	WETLANDS / BUFFER

THOROUGHFARES				
THOROUGHFARE	TYPE	R.O.W	LANE WIDTH	TOTAL TRAVELWAY
TF-1	ROAD	28'	11'	22'
TF-2	VILLAGE STREET	36'	10'	22'
TF-3	VILLAGE STREET	50'	10'	22'
TF-4	SHARED SPACE STREET	42'	18'	14'
TF-5	BIKE-WAY or MULTI-USE PATH	VARIES	10'	10'

LOT	BUILDING USE	STORIES	FOOTPRINT S.F.	TOTAL S.F.	FRONTAGE
LOT 1	ARTS / EVENT SPACE	1	2,750	2,750	170'
LOT 2	MIXED USE	VARIES (3)	4,600	11,600	113'
LOT 3	MIXED USE	2	3,033	6,066	112'
LOT 4	55+ LIVING / COMMUNITY SPACE	3	18,773	55,719	110'
LOT 5	55+ LIVING	3	8,810	26,430	120'
LOT 6	55+ LIVING	2.5	3,200	8,000	103'
LOT 7	55+ LIVING	2.5	3,200	8,000	68'



FOR PERMITTING ONLY
NOT FOR CONSTRUCTION



RALROAD SQUARE
DEVELOPMENT PLAN
PRELIMINARY THOROUGHFARE
AND LOT PLAN

RAILROAD SQUARE ASSOCIATES, LLC
48 RAILROAD SQUARE
YARMOUTH, MAINE 04096



35 FRAN CIRCLE
GRAY, MAINE 04039



Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050

DRAWN: MPV	DATE: MARCH 30, 2022
DESIGNED: RL/KS	SCALE: 1" = 30'
CHECKED: RL	JOB NO. 20-001.1
FILE NAME:	
SHEET: C-1	



**BARRETT
MADE**

ARCHITECTURE + CONSTRUCTION

Concept Master Plan

Railroad Square
Yarmouth, Maine

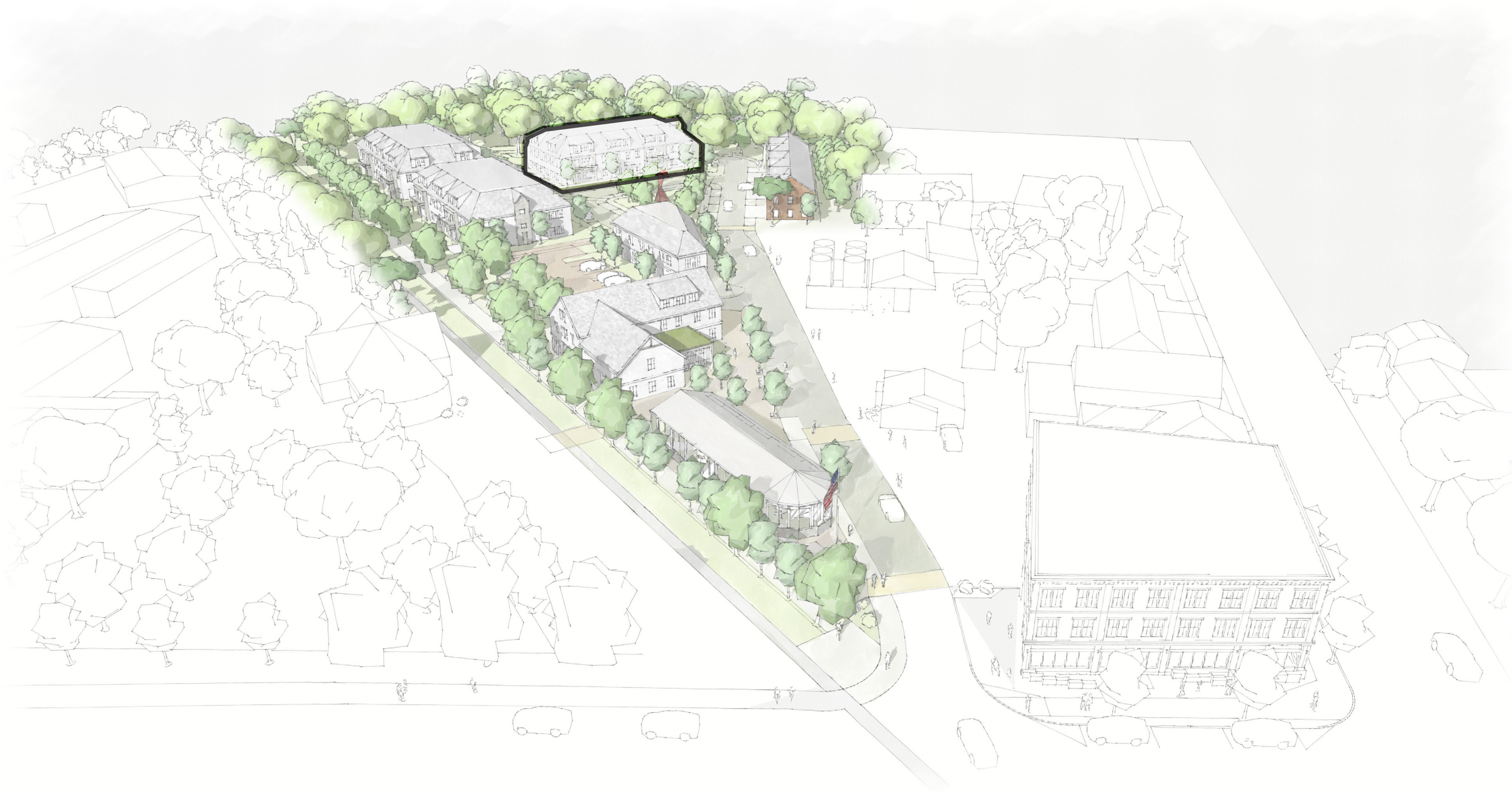
2022.30.30

RAILROAD SQUARE - CONCEPT MASTER PLAN



RAILROAD SQUARE - CHARACTER STANDARDS

APARTMENT / ROWHOUSE



RAILROAD SQUARE - CHARACTER STANDARDS

APARTMENT / ROWHOUSE



Apartment

CD4

CD4-C



Apartment: a Building with an Edgeyard yard or Rear yard type, initially intended for a Residential Principal Use, may be for rent, or for sale as a condominium.

Rowhouse

CD4

CD4-C



Rowhouse: a Building Type having a Rearyard Yard Type, initially intended for single-family dwelling, that shares a party wall with another of the same type and occupies the full Frontage Line. See Rearyard Building. (Syn: Townhouse).

RAILROAD SQUARE - CHARACTER STANDARDS

DUPLEX / ROWHOUSE



RAILROAD SQUARE - CHARACTER STANDARDS

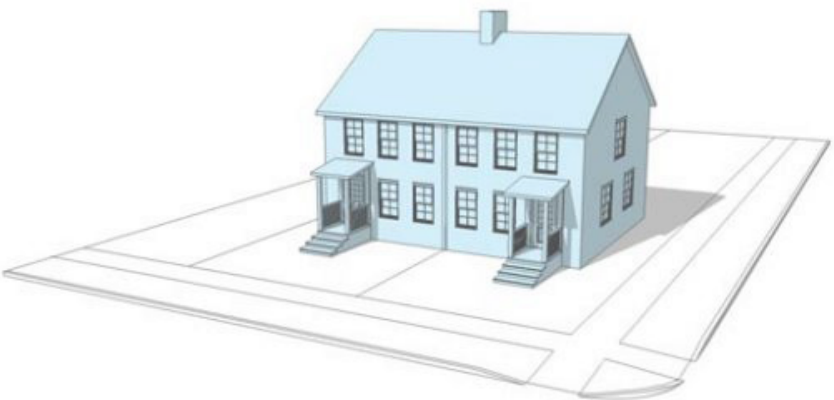
DUPLEX / ROWHOUSE



Duplex

CD4

CD4-C



Duplex: a Building that occupies one side of the Lot with the Setback to the other side, initially intended as a single-family dwelling, usually on a small Lot that may be shared with an Accessory Building in the back yard.

Rowhouse

CD4

CD4-C



Rowhouse: a Building Type having a Rearyard Yard Type, initially intended for single-family dwelling, that shares a party wall with another of the same type and occupies the full Frontage Line. See Rearyard Building. (Syn: Townhouse).

RAILROAD SQUARE - CHARACTER STANDARDS

CARRIAGE HOUSE



RAILROAD SQUARE - CHARACTER STANDARDS

SMALL COMMERCIAL / FLEX BUILDING



RAILROAD SQUARE - CHARACTER STANDARDS

SMALL COMMERCIAL / FLEX BUILDING



Small Commercial Building

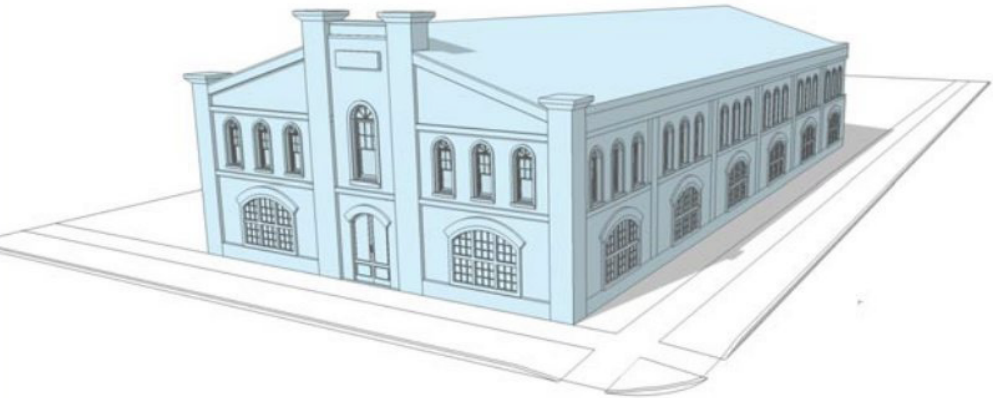
CD4 CD4-C



Small Commercial Building: a Building having a Shopfront at the ground floor that may be used for Retail, Office, Medical, Commercial, Artisanal Light Industrial, Workshop, Service, Personal Service, Civic, Education, or other permitted functions. The floors above may be used for a Residential Principal function or for any other permitted function.

Flex

CD4-C



Flex Building: a medium to large sized Building having a ground floor that may be used for Retail, Service, or other functions permitted in the applicable Character District. The floors above may be used for Service, Office, Residential uses; or it may be a single-use Building, typically Retail, , or Service, where ground floor retail is not appropriate.

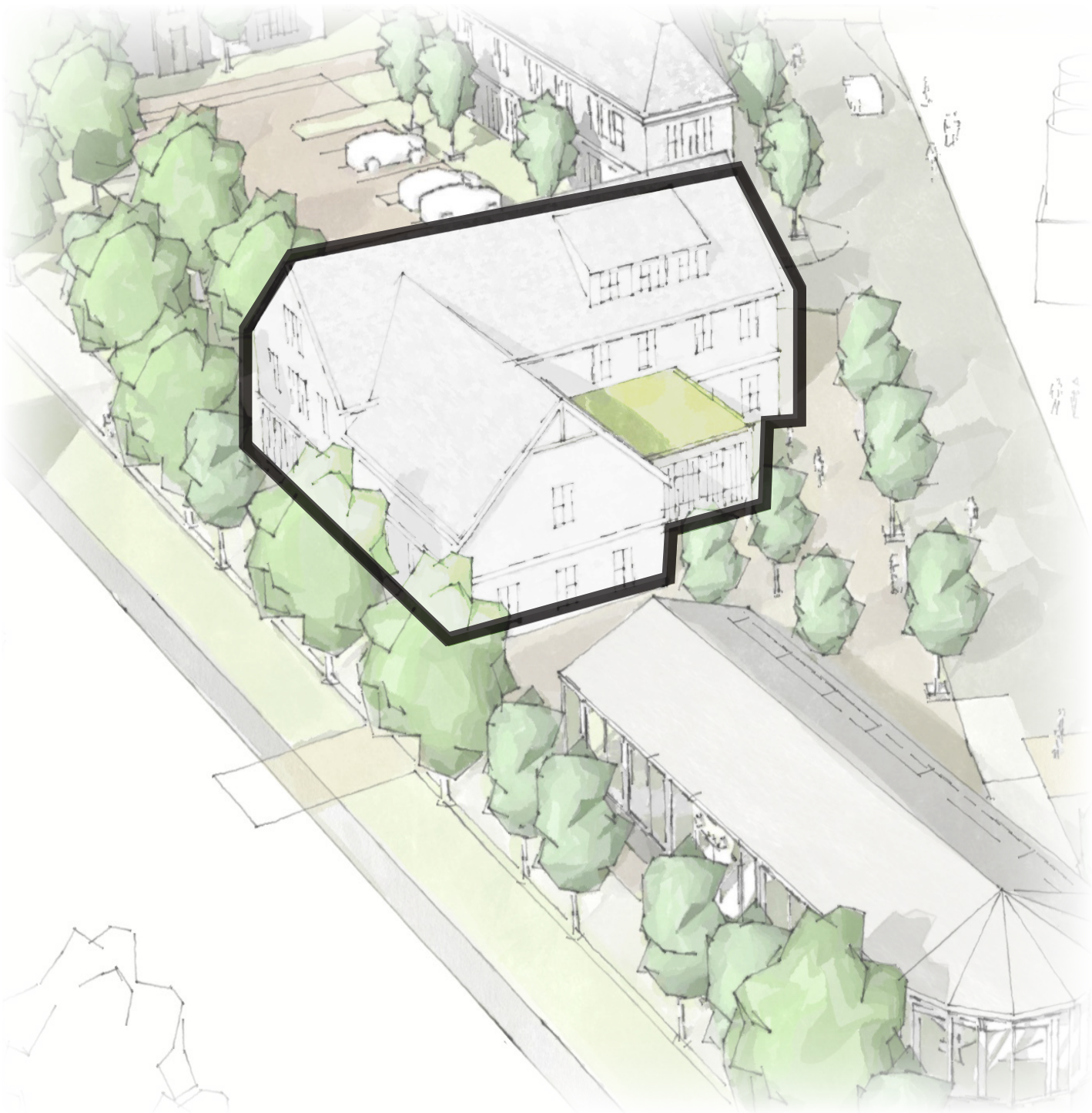
RAILROAD SQUARE - CHARACTER STANDARDS

SMALL COMMERCIAL / APARTMENT



RAILROAD SQUARE - CHARACTER STANDARDS

SMALL COMMERCIAL / APARTMENT



Small Commercial Building

CD4 CD4-C



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Apartment

CD4 CD4-C



Apartment: a Building with an Edgeward yard or Rear yard type, initially intended for a Residential Principal Use, may be for rent, or for sale as a condominium.

RAILROAD SQUARE - CHARACTER STANDARDS

MAIN STREET ENTRY

